

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 12, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, and Cathy Leyva, and Gia Ippolito. Howard Lange was absent.

Homeowners present: Bill Rauch #351, Nancy Arkin #356, and Zhen Xie #222

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:00PM

Owners Requests:

Bill R. #351: Owner asked if repair of exclusive use deck was owners responsibility. Board told him that the surface is the responsibility of the owner and any structural damage is the responsibility of the association. Also asked about damaged window trim and seal. Association is responsible for trim but not the window itself. Owner wanted to commend board on job it was doing to keep association looking nice, and suggested that the board consider replacing the old faded stop sign on the front gate. Finally he brought up a tree that is concerning because of the way its leaning over the building. Joe will meet with Action Tree and see what they can do to make the tree safer.

Nancy A. #356 : Has a water softener in her unit next to the water heater. It has a drain that is tied to the existing outflow. Board asked her to paint the copper pipe to match existing surrounding pipes. Cathy motioned to allow 7634 Unit 356 to paint the copper pipe to trim color. Gia seconded. Unanimous.

Zhen X #222: Asking permission from board for free standing trellis to organize plants on her patio. Board told her they don't like clutter on patios and need sufficient space for emergency responders. Board thinks it will be too cluttered and will not go with the aesthetic of the complex.

Approval of Prior Meeting Minutes: Joe motioned to approve August minutes. Craig seconded. Unanimous. Cathy motioned to approve September minutes. Joe seconded. Unanimous. Joe motioned to approve executive session minutes. Cathy seconded. Unanimous.

Draft of Proposed 2018 Budget: After lengthy discussion, Cathy motioned to accept 2018 budget as proposed. Joe seconded. Unanimous.

Landscape Report: Regular maintenance. Joe proposed, due to the drought, to have his crew from Enviroscaping to clean off the dust and spider webs on the buildings by hand. Cathy motioned to allow Enviroscaping to remove spider webs for a total amount not to exceed \$6,500. Gia seconded. Unanimously approved. Joe abstained. Joe also provided two proposals for landscape improvements and drip conversions. Gia moved to approve landscape improvements and drip conversion near 7610 for the total of \$5,530.00 Cathy seconded. Joe abstained. Unanimous. Cathy motioned to improve landscape and convert to drip near 7634 for \$14,150.00. Gia seconded. Joe abstained. Unanimously approved. Cathy motioned to fix 7602 concrete staircase and sidewalk not to exceed \$7,000.00. Gia seconded. Joe abstained. Unanimously approved. The Association will also reimburse Enviroscaping for the purchase of the Sauna heater.

Treasurer's Report

	Sept 2017	YTD
Total Income	\$66,082.56	\$598,133.02
Op. Expenses	22,933.44	261,865.67
Reserve Expenditures	182,905.80	345,951.97
Total Expenditures	205,839.24	607,817.64
Transfer to Reserve	15,243.32	273,812.38
Transfer from Reserve	155,000.00	287,272.00
Balance in Savings	\$ 2,271,289.40	
Due from Unit Owners	\$ 15,315.02	
Total Assets	\$ 2,291,604.42	

Operating Expenses are about 17%+ below on cash basis.

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded).

Old Business:

- a. Updating Governing Docs: In progress.
- b. 7632 #347-front door: having Beachside replace it. Cathy motioned to allow unit #347 to have door #44 (from TM Cobb Stock Entrance Doors) installed as long as it's painted white to match the trim. Joe seconded. Unanimously approved.
- c. Sidewalk repair/replacement: in progress
- d. Roofs/gutters/downspouts: tabled
- e. Siding repairs: #262/362: Dry rot under tile balcony installed by previous owner without permission by board. OK to proceed with repair and later will determine responsibility and cost.
- f. Leak from #354 to #254: no further news. Tabled.
- g. #209 kitchen floor: no further news. Tabled.
- h. Leak in #235 from own kitchen faucet (ins claim): James contacted Assoc insurance agent. In order to find out if the Assoc insurance will cover this incident, the Assoc needs to file a claim. James suggested that the Assoc should do so. Tabled.
- i. Bat Houses: tabled.
- j. Leak #118 from common drain pipe: no further news. Tabled.
- k. #243 & #343: tenants' relationship with each other. Tabled.
- l. #222 patio: see owners request above.

New Business

- a. Draft of proposed budget: see budget above.
- b. Concrete curb bid from Ramsey: James to call for another bid from D-Kal Construction that is doing work at UCSB.
- c. Front gate motor: bid from Consolidated Overhead tabled.
- d. Recording Liens: none

Next Meeting 11/09/17 at 6PM, at 7610 meeting room.

Meeting adjourned at 7:30 PM

Submitted by: Matt Mora, Scribe.